



Asking Price £315,000 Leasehold

1 Bedroom, Apartment - Retirement

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Churchill
Sales & Lettings
Retirement Property Specialists

Dundee House

Dundee House a development of 16 1 and 2 bedroom retirement apartments. Ideally positioned in Midhurst, West Sussex.

Dundee House' Manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the House Manager.

Dundee House has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Dundee House is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Dundee House requires at least one apartment occupant to be over the age of 60 with any second occupant over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom first floor apartment. This beautifully presented property offers deceptively spacious accommodation throughout and benefits from underfloor heating to all rooms except the Shower Room.

The Lounge offers ample space for living and dining room furniture.

The Kitchen is located at one end of the Lounge and offers a range of eye and base level units with working surfaces over and modern splashbacks. There is a built in waist height oven, 4 zone induction hob with extractor hood over, a fridge, a freezer and dishwasher.

The Bedroom is a generous double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required.

The modern Shower Room offers a large walk in shower with integral seat and handrail, a WC and wash hand basin.

Perfectly complementing this wonderful apartment is a large utility cupboard in the hallway which is fully shelved and houses a Bosch washer dryer and integral washing basket.



Features

- One bedroom first floor retirement apartment
- Excellent decorative order and benefits from underfloor heating
- Apartment heating included in the Service Charge
- Fully fitted kitchen with integrated appliances
- House Manager available 5 days a week
- Owners' lounge & kitchen
- 24 hours Careline system for safety and security
- Owners' private car park
- Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 31st December 2024):
£3,851.61 per annum.

Ground Rent: £500.00 per annum. To be reviewed
in January 2031.

Council Tax: Band B

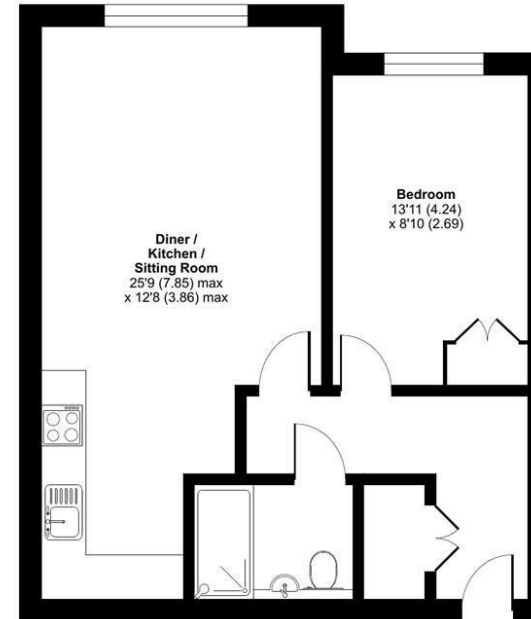
999 year Lease commencing January 2021

Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management

Service charges include: Careline system, buildings
insurance, water and sewerage rates, air source
heating for apartment and communal areas,
communal cleaning, utilities and maintenance, lift
maintenance & House Manager.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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